

AGENDA # 3

City of Madison, Wisconsin

REPORT OF: URBAN DESIGN COMMISSION	PRESENTED: July 25, 2007
TITLE: 821 South Gammon Road – New Construction, Office/Retail Building in Urban Design District No. 2. 1 st Ald. Dist. (06770)	REFERRED: REREFERRED: REPORTED BACK:
AUTHOR: Alan J. Martin, Secretary	ADOPTED: POF:
DATED: July 25, 2007	ID NUMBER:

Members present were: Lou Host-Jablonski, Chair; Marsha Rummel, Todd Barnett, Bruce Woods, Richard Slayton, Joan Bachleitner and Michael Barrett.

SUMMARY:

At its meeting of July 25, 2007, the Urban Design Commission **GRANTED FINAL APPROVAL** for new construction located at 821 South Gammon Road. Appearing on behalf of the project were John Bieno and Lisa Subeck. In response to the Commission's previous concerns on the project, the modified plans featured the following:

- The relocation of the dumpster from its previous location at the northeasterly corner of the site to an area along the easterly perimeter adjacent to surface parking within the landscaped setting. Additional landscaping and screening has also been provided along the entire length of the easterly lot line adjacent to existing residential development and proposed surface parking.
- The lighting and photometric plan has been adjusted to step down lighting utilizing less fixtures.
- In response to a request by the Commission the applicant agreed to reduce the length of parking stalls from 18-feet to 16-feet in order to enhance the width of the landscape buffer along the easterly property line.
- In response to the issues with the corner curved element of the building, an entry door has been added tight to the left side of the curb to allow the remainder of the curved wall to be utilized as an outdoor eating area on the exterior of the building, along with the provision of an additional masonry pier with the curve featuring more glass and a bracketed awning.

Following the presentation the Commission noted the need to provide for an additional reduction in lighting levels.

ACTION:

On a motion by Barrett, seconded by Bachleitner, the Urban Design Commission **GRANTED FINAL APPROVAL**. The motion was passed on a vote of (6-0-1) with Slayton abstaining. The motion required that lighting levels be adjusted to provide for less than 15 footcandles under pole fixtures and a range of 5-8 footcandles at the building to be reviewed and approved by staff.

After the Commission acts on an application, individual Commissioners rate the overall design on a scale of 1 to 10, including any changes required by the Commission. The ratings are for information only. They are not used to decide whether the project should be approved. The scale is 1 = complete failure; 2 = critically bad; 3 = very poor; 4 = poor; 5 = fair; 6 = good; 7 = very good; 8 = excellent; 9 = superior; and 10 = outstanding. The overall ratings for this project are 6, 6, 6, 6.5 and 8.

URBAN DESIGN COMMISSION PROJECT RATING FOR: 821 South Gammon Road

	Site Plan	Architecture	Landscape Plan	Site Amenities, Lighting, Etc.	Signs	Circulation (Pedestrian, Vehicular)	Urban Context	Overall Rating
Member Ratings	8	8	7	7	8	8	8	8
	-	-	-	-	-	-	-	6
	6	6	5	5	-	5	5	6
	6	6	5	5	-	6	6	6
	7	6.5	7	6	-	7	7	6.5

General Comments:

- Looks great and is responsive to previous comments.
- Nice commercial project – thanks for improving corner.
- A relatively well-done site for this area. It holds the corner well with its architectural orientation.
- Nice improvements.
- This project has come a long way. Nicely done.